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MEMORANDUM

October 2, 1969

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: JOHN D. WARNER, DIRECTOR  
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1546  
Anthony Silveri  
900 Hyde Park Avenue, Hyde Park

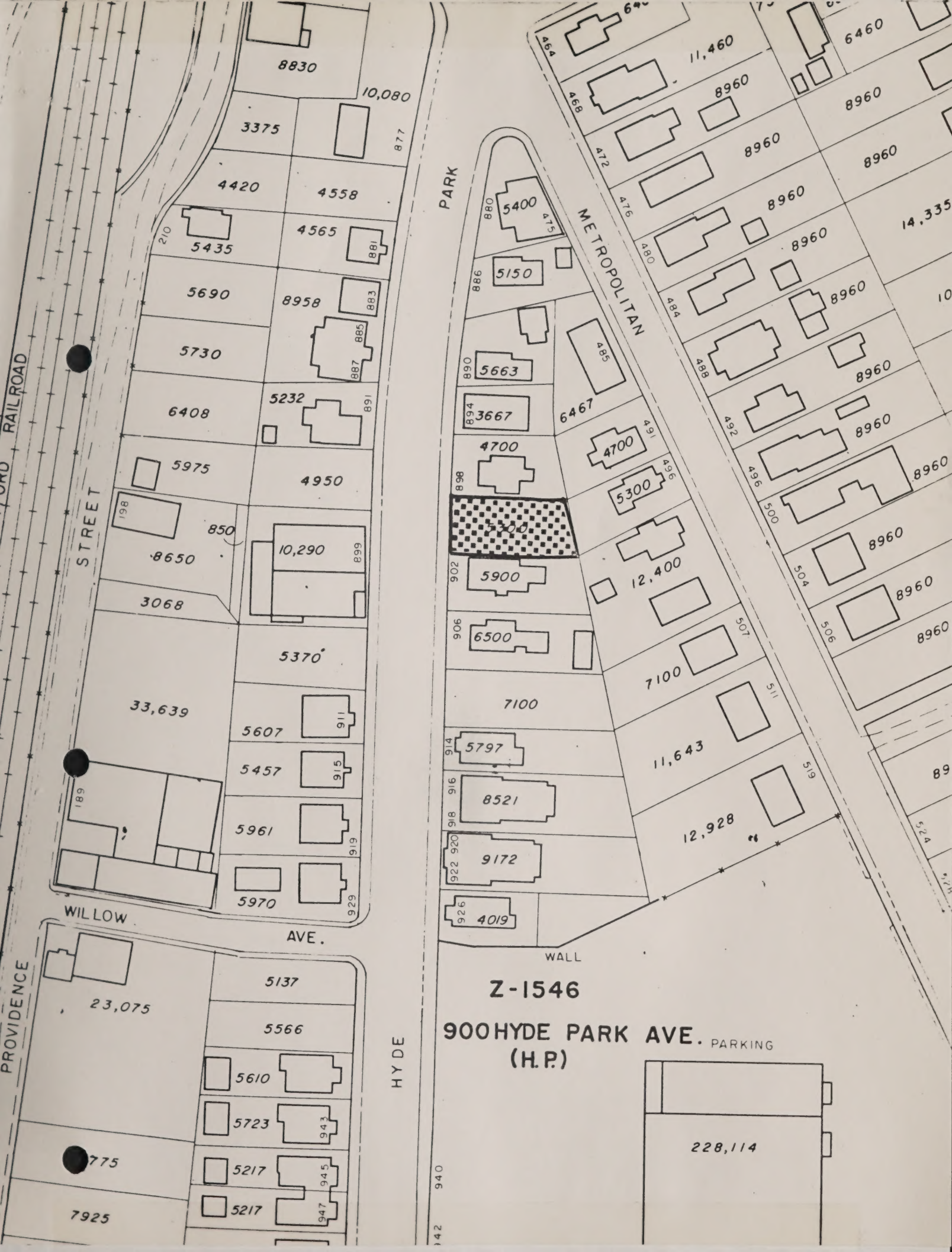
Petitioner seeks a Forbidden Use Permit and seven variances to erect a two family dwelling in a single family (S-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A two family dwelling is Forbidden in an R-.5 district		
Sect. 14-1	Minimum lot area is insufficient	6000 sf	5300 sf
Sect. 14-2	Lot area for additional dwelling unit is insufficient	4000 sf/du	0
Sect. 14-3	Lot width is insufficient	60 ft.	50 ft.
Sect. 14-4	Street frontage is insufficient	60 ft.	50 ft.
Sect. 18-1	Front yard is insufficient	30 ft.	20 ft.
Sect. 19-1	Side yard is insufficient	12 ft.	10 ft.
Sect. 20-1	Rear yard is insufficient	50 ft.	44 ft.

The property, located on Hyde Park Avenue near the intersection of Metropolitan Avenue, contains 5300 square feet of vacant land. The proposal would be compatible with the low density and general character of this mixed commercial-residential neighborhood. However, the staff recommends that the proposed front stairs and concrete walk be moved to the extreme right of the structure and the ten trees along the front of the lot and the trees and shrubbery along the right side be preserved. The trees and shrubbery will screen noise from the street and provide screening from adjacent property. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1546, brought by Anthony Silveri, 900 Hyde Park Avenue, Hyde Park, for a Forbidden Use Permit and variances of insufficient lot area, lot area for additional dwelling unit, lot width, street frontage, front, side and rear yards to erect a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided that the proposed front stairs and concrete walk would be moved to the extreme right. Also, that the trees along the front of the lot and the shrubbery and trees at the right side would be preserved. This would screen noise from the street and provide screening from adjacent property. The proposal would be compatible with the low density and character of this mixed commercial-residential neighborhood.





RAILROAD

STREET

WILLOW

PROVIDENCE

AVE.

HYDE

PARK

WALL

METROPOLITAN

Z-1546

900 HYDE PARK AVE. (H.P.) PARKING

228,114



Re: Petition No. Z-1548  
Hampshire House Corporation  
84 Beacon Street, Boston

Petitioner seeks a Forbidden Use Permit and a variance to expand the restaurant facilities of a hotel and restaurant in an Apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7- A restaurant is a Forbidden Use in an H-2-65 district.		

Sect. 15-1 Floor area ratio is excessive	2	3.5
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The property, located on Beacon Street at the intersection of Brimmer Street opposite the Public Garden, contains a six story brick structure. The present use of the building as a restaurant lounge and 16 transient guest rooms has existed since 1946 under an Innholders license. The petitioner proposes to install a roof garden-cocktail lounge, a basement cocktail lounge and basement egress in the existing front areaway. The proposed alterations are reasonable, however, the staff recommends that the basement egress be constructed with minimum alteration to the existing areaway wrought iron fence. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-1548, brought by Hampshire House Corporation, 84 Beacon Street, Boston, for a Forbidden Use Permit and a variance of insufficient floor area ratio to extend the restaurant facilities of a hotel and restaurant in an Apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval provided that the proposed basement egress be constructed with minimum alteration to the existing areaway wrought iron fence.



[illegible]



Re: Petition No. Z-1559  
Chinese Benevolent Association  
21-23 Edinboro Street, Boston

Petitioner seeks a Conditional Use Permit for a change of occupancy from manufacturing and retail stores to retail stores at street level and 12 apartments located above in a Light Manufacturing (M-8) district. The use violates the code as follows:

Sect. 8-7 A multi-family dwelling would be a Conditional  
Use in an M-8 district.

The property is located on Edinboro Street near the intersection of Beech Street, and contains a five story brick structure. The staff does not object to the proposed residential use for it would enhance the area. However, the petitioner should submit floor plans to the Authority for its design review approval. Recommend approval with this condition.

VOTED: That in connection with Petition No. Z-1559, brought by Chinese Benevolent Association, 21-23 Edinboro Street, Boston, for a Conditional Use Permit for a change of occupancy from manufacturing and retail stores to retail stores at street level and 12 apartments above it in a Light Manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided petitioner submits floor plans to the Authority for design review approval.



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WARD  
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WASHINGTON-ESSEX BLDG.  
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BOSTON THEATRE  
PANORAMA THEATRES INC.

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2018  
1422  
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907  
849  
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3075  
2726  
16,665 THEATRE  
1058  
18,364  
SHOPPER'S  
PARKING GARAGE  
8172  
BEACH

PHILLIPS SQ.

NEW ENGLAND  
TELEPHONE &  
TELEGRAPH CO.  
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EDINBORO STREET  
EXP. EXIT

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Z-1559  
21-23 EDINBORO ST.  
(B. P.)  
HARRISON



Re: Petition No. Z-1560  
F. L. Brauer & Sons, Inc.  
1436-1438 Centre Street, Roslindale

Petitioner seeks a Forbidden Use Permit and three variances to erect a one story addition to a medical office building in a Residential (R-.5) and a Local Business (L-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	An office building is Forbidden in an R-.5 district.		
Sect. 14-2	Lot area for additional unit is insufficient	3000 sf/du	2031 sf/du
Sect. 19-1	Side yard is insufficient	10 ft.	0
Sect. 20-1	Rear yard is insufficient	20 ft.	0

The property, located on Centre Street at the intersection of Ardale Street, contains a one story frame medical office structure. The proposed office addition would be erected at the rear of the existing building in close proximity to residences on Ardale Street. The staff recommends that the addition be erected at the left side of the building. It is further recommended that the existing rear elevations facing adjoining residences be painted uniformly and that the barbed wire at the top of the rustic fence near the residences be removed. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1560, brought by F. L. Brauer & Sons, Inc., 1436-1438 Centre Street, Roslindale, for a Forbidden Use Permit and variances from insufficient lot area for additional unit; insufficient side yard and rear yard to erect a one story addition to a medical office building in a Residential (R-.5) and Local Business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the addition would be erected at the left side of the existing building instead of at the rear as proposed. The addition should not be erected as shown at the rear of the building because of proximity to existing residences. The existing rear elevations facing the adjoining residences should be painted uniformly and the barbed wire on top of the rustic fence near the residences should be removed.







Re: Petition No. Z-1561  
Frederic S. Clayton  
539 Centre Street, Jamaica Plain

Petitioner seeks a Forbidden Use Permit for a change of occupancy from an office and auto repair shop and wholesale of auto batteries to light assembly and manufacture of electronic components in a Residential (R-.5) and Local Business (L-.5) district. The proposal would violate the code as follows:

Sect. 8-7 Manufacturing is a Forbidden Use in an R-.5 and  
L-.5 district.

The property, located on Centre Street near the intersection of Lochstead Avenue, contains a one story brick structure. The area is semi-residential in character. The proposed light industrial use would be compatible with the many existing commercial uses. The staff recommends the following provisos: that loading and unloading be conducted from the left side of the building, that adequate screening be provided around the parking and loading areas and that plans for any signs be submitted to the Authority staff for design approval. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-1561, brought by Frederic S. Clayton, 539 Centre Street, Jamaica Plain, for a Forbidden Use Permit for a change of occupancy from an office, auto repair shop and wholesale of batteries to light assembly and manufacturing of electronic components in a Residential (R-.5) and Local Business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that loading and unloading be conducted from the left side of the building, that adequate screening be provided around the parking and loading areas and that plans for any signs be submitted to the Authority for design approval. The proposed light industrial use would be compatible with the many commercial uses in this semi-residential area.







Re: Petition No. Z-1551  
 Cluny Trust  
 543-547 Boylston Street, Boston

Petitioner seeks three variances to erect a 13 story office building in a General Business (B-8) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 15-1 Floor area ratio is excessive	8	10
Sect. 21-1 Setback of parapet is insufficient	18 (side)	0
	21 (rear)	0
Sect. 21-1 Off-street loading is insufficient	1 bay	0

The property, located on Boylston Street near the intersection of Clarendon Street, contains a six story commercial structure. The proposed 13 story office structure would contain retail shops on the first and second floors. The proposal would have a significant impact on this commercial area. The petitioner should submit adequate information regarding the site plan and proposed elevation of building; plan for off-street loading bay, type of building material schedules to the Authority staff for design review approval. Recommend denial.

VOTED: That in connection with Petition No. Z-1551, brought by Cluny Trust, 543-547 Boylston St., Boston, for variances of excessive floor area ratio and insufficient setback of parapet and off-street loading bays to erect a 13-story office building in a General Business (B-8) district, the Boston Redevelopment Authority recommends denial. The proposed structure would have a significant impact on this commercial area. The petitioner should submit adequate information regarding this site plan and elevation plan; also plan for off-street loading bays and building material schedules to the Authority staff for design review approval.





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87,680

ST

17,515

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1070

STREET

1122

45,642

TRINITY  
CHURCH

ST. JAMES

11,000  
AREA

LAURENCE

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7221

237

GALE

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1123

14,112

ST

1194

CHURCH

19,376

COPLEY  
SQUARE

2-1361

543 - 47 BOYLSTON ST.

(D.P.)

ST

BOSTON PUBLIC LIBRARY

1196



Re: Petition No. Z-1549  
Arthur P. Labinas  
902-904 Dorchester Avenue, Dorchester

Petitioner seeks three variances to erect a one story office and warehouse building in a Local Business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-1 Front yard is insufficient	10 ft.	2 ft.
Sect. 20-1 Rear yard is insufficient	20 ft.	2 ft.
Sect. 23-7 Off-street parking is insufficient	5 spaces	0

The property, located on Dorchester Avenue near the intersection of Grafton Street, contains 4875 square feet of vacant land. The proposed structure is reasonable and would be consistent with other commercial uses in the area. Public transportation is in close proximity to the site, however, the petitioner should provide some off-street parking facilities on or within 1200 feet of the proposed structure and rear and side yard setbacks. Recommend approval.

VOTED: That in connection with Petition No. Z-1549, brought by Arthur P. Labinas, 902-904 Dorchester Avenue, Dorchester, for variances of insufficient front yard, rear yard and off-street parking to erect a one story office and warehouse building in a Local Business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposal would be consistent with other commercial uses in the area. Public Transportation is in close proximity to the site, however, the petitioner should provide some off-street parking facilities within 1200 feet of the proposed structure and rear and side yard setbacks.







Re: Petition No. Z-1565  
Thomas F. Keating, Jr., Trustee  
6 Marlborough Street, Boston

Petitioner seeks a variance for a change of occupancy from 21 apartments to 23 apartments in an Apartment (H-5) district. The proposal would violate the code as follows:

<u>Req'd.</u>	<u>Proposed</u>
50 sf/du	35 sf/du

Sect. 17-1 Usable open space is insufficient  
The property, located on Marlborough Street near the intersection of Aelington Street, contains a five story masonry structure. The petitioner would construct two apartments consisting of one and two rooms respectively in the front part of the basement. The proposed basement apartments are undesirable. The area is already overcrowded with rental units and heavily congested with vehicular traffic. Off-street parking spaces do not exist in the neighborhood. Recommend denial. ✓

VOTED: That in connection with Petition No. Z-1565, brought by Thomas F. Keating, Jr., Trustee, for a variance because of insufficient open space. Petitioner seeks a change of occupancy from 21 to 23 apartments in an Apartment (H-5) district. The Boston Redevelopment Authority recommends denial. The proposed basement apartments are undesirable. The area is already overcrowded with rental units and heavily congested with vehicular traffic. No off-street parking spaces are proposed.





COMMONWEALTH

MARLBOROUGH

BERKELEY

ABINGTON

1002

STATE ST.  
(B.P.)



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STATE

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Re: Petition No. Z-1585  
Mels Realty Trust  
2401 Washington Street, Roxbury

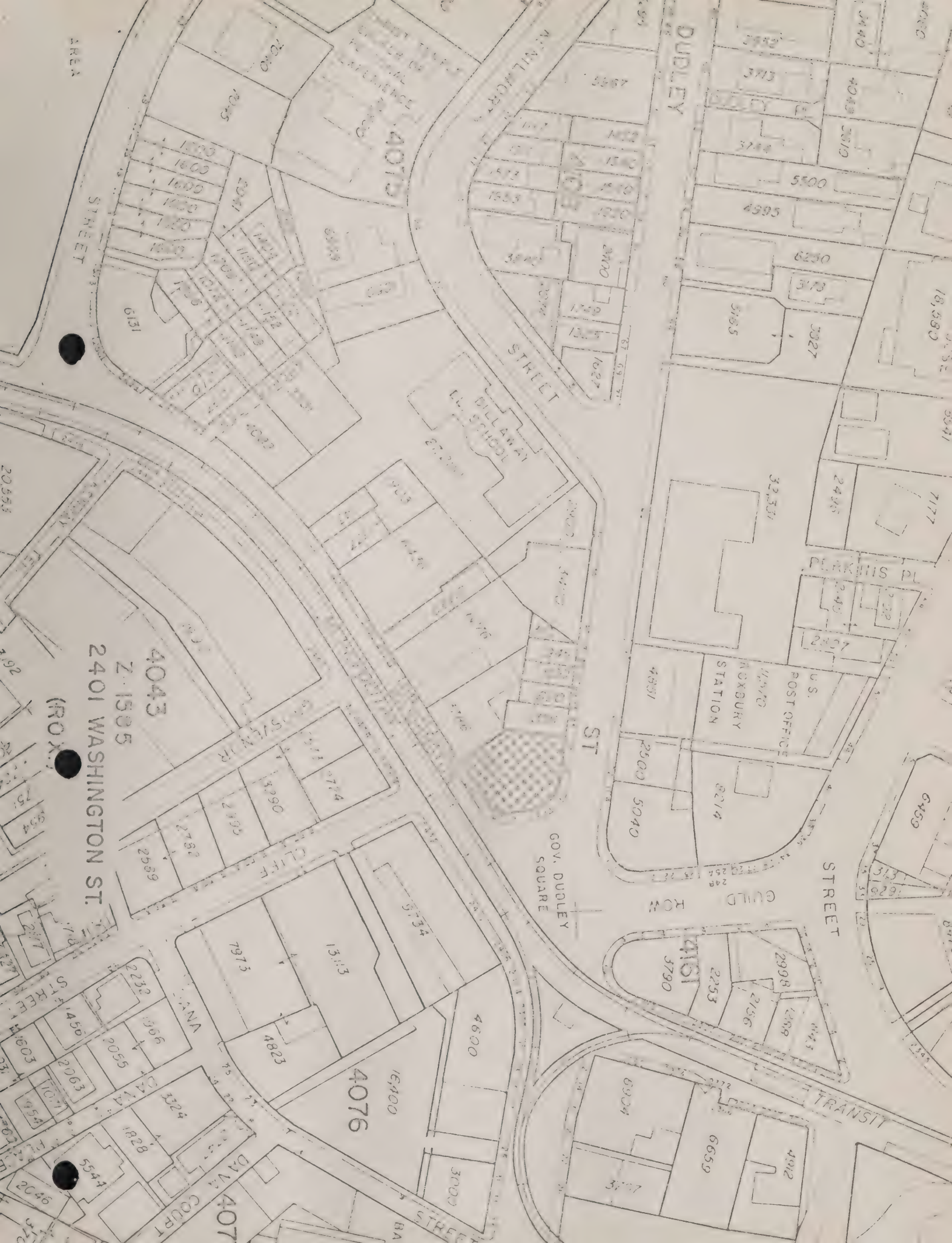
Petitioner seeks four variances to erect a four story addition over an existing six story office structure in a General Business (B-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 15-1 Floor area ratio is excessive	2.0	10.0
Sect. 21-1 Setback of parapet (rear wall) is insufficient	29 ft.	0
Sect. 23-4 Off-street parking facilities insufficient	17 spaces	0
Sect. 25-1 Off-street loading not provided	1 bay	0

The property, located on Washington Street at the intersection of Dudley Street in the Campus High Renewal Area, contains a six story brick office structure. Extending the height of the building an additional four stories would not be in harmony with the present and future character of the area and would unreasonably increase the density of the development. The lack of any off-street parking would further increase traffic problems in the presently congested Dudley Square area. Much of the adjacent property, on which the petitioner would provide off-street parking will be acquired for the Shawmut Avenue extension. Recommend denial.

VOTED: That in connection with Petition No. Z-1585, brought by Mels Realty Trust, 2401 Washington Street, Roxbury, for variances of excessive floor area ratio, insufficient setback of rear parapet, off-street parking and off-street loading to erect a four story addition over an existing six story office structure in a General Business (B-2) district, the Boston Redevelopment Authority recommends denial. Extending the height of the existing building an additional four stories would not be in harmony with the present and future character of the area and would unreasonably increase the density of the development. The lack of any off-street parking would further increase traffic problems in the presently congested Dudley Square area. Much of the adjacent property, on which the petitioner proposes to provide off-street parking, will be acquired for the Shawmut Avenue extension.





DUDLEY STREET

4075

STREET

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LL. SCHOOL

PLANKS PL

U.S.  
POST OFFICE

ROXBURY  
STATION

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GOV. DUDLEY  
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STREET

GUILD ROW

TRANST

STREET

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2-1585

2401 WASHINGTON ST.

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Re: Petition No. Z-1568  
 Adeline Schwartz  
 365 Neponset Avenue, Dorchester

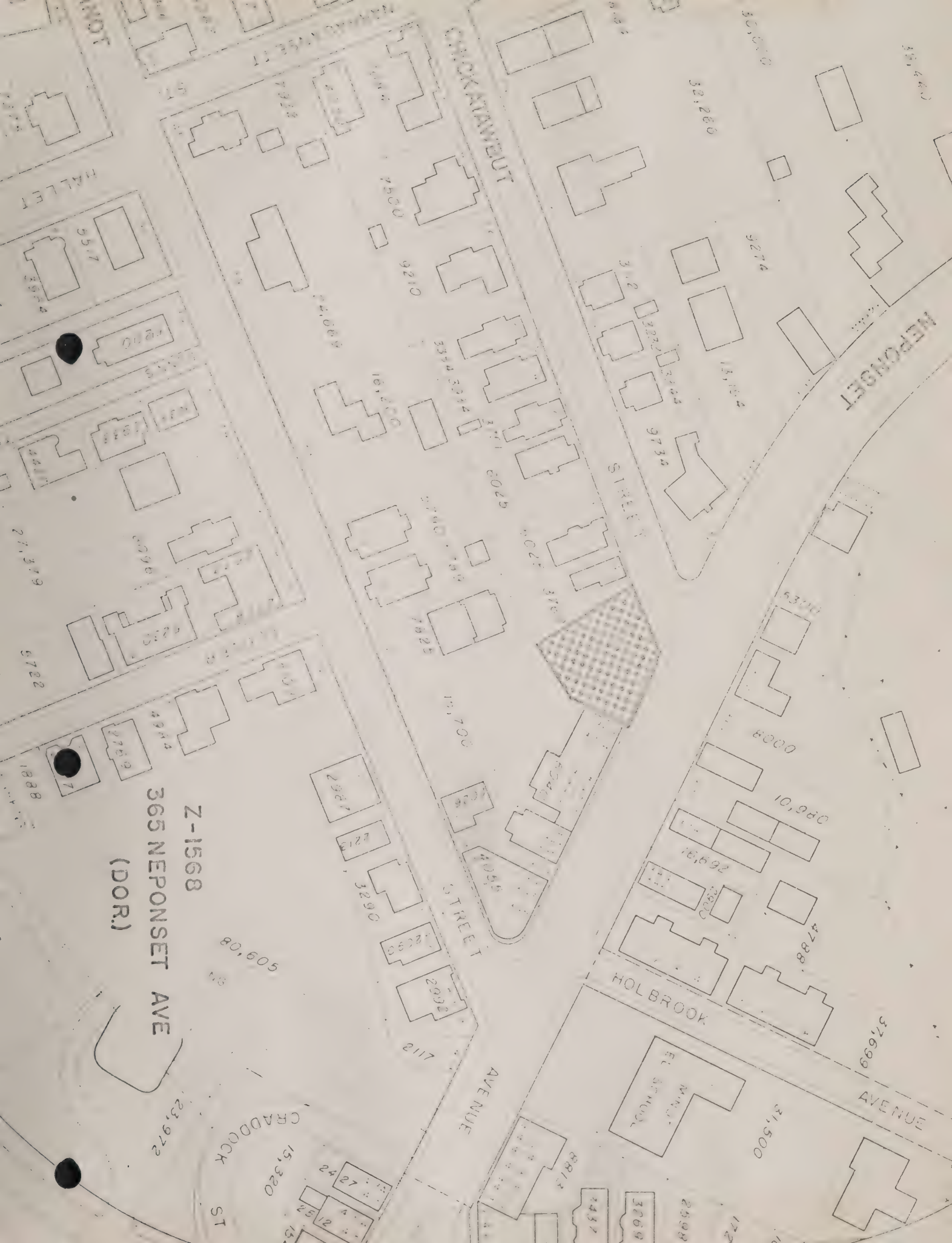
Petitioner seeks five variances to erect a one story addition to an existing one story structure and for a change of occupancy from a gasoline service station to a retail store selling dairy products in a Local Business (L-.5) and a Residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-3	Corner traffic visibility is not provided		
Sect. 18-4	Front yard is insufficient	10 ft.	0
Sect. 19-1	Side yard is insufficient	10 ft.	7 ft.
Sect. 20-1	Rear yard is insufficient	20 ft.	0
Sect. 23-4	Off-street parking is insufficient	10 spaces	5 spaces

The property, located at 365 Neponset Avenue at the intersection of Chickatawbut Street, contains a vacant one story masonry structure. The proposed addition, which would be erected at the front and both sides of the existing structure, would cover all but a small portion of the lot. Sufficient parking and setback requirements are not met. The staff is of the opinion that the petitioner could comply with the code requirements by reducing the size of the proposed addition. Recommend denial.

VOTED: That in connection with Petition No. Z-1568, brought by Adeline Schwartz, 365 Neponset Avenue, Dorchester, for variances of insufficient front yard, side yard, rear yard, off-street parking and corner traffic visibility not provided to erect a one story addition to an existing one story masonry structure and for a change of occupancy from a gas service station to a retail store selling dairy products in a Local Business (L-.5) and a Residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The petitioner could comply with the requirements of the code by reducing the size of the proposed structure.





Z-1568  
365 NEPONSET AVE  
(DOR.)

NEPONSET

STREET

STREET

AVENUE

HOLBROOK

AVENUE

CRADDOCK ST

MAY SCHOOL



Re: Petition No. Z-1584  
Robert W., Jr. & John C. Armstrong  
415-425 LaGrange Street, West Roxbury

Petitioner seeks a Forbidden Use Permit to erect a one story addition to a manufacturing structure in a General Business (B-1) district. The proposal would violate the code as follows:

Sect. 8-7 The manufacture of aerosol cans is Forbidden in  
a B-1 district.

The property, located on LaGrange Street near the intersection of Centre Street, consists of one manufacturing and three storage frame and steel structures. The petitioner proposes to demolish an existing one story metal storage structure and loading platform and erect a modern one story steel structure contiguous to the main manufacturing structure. The proposed expanded facility would be utilized for the storage of aerosol cans. A manufacturing activity has existed at this location for many years. The proposal is reasonable, would enhance the property and would have no harmful effect on the surrounding neighborhood. Modern building would improve the property. Recommend approval.

VOTED: That in connection with Petition No. Z-1584, brought by Robert W., Jr. and John C. Armstrong, 415-425 LaGrange Street, West Roxbury, for a Forbidden Use Permit to remove an existing one story building and loading platform and erect in its place a one story steel building which would be contiguous to its existing manufacturing building located in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval. The proposal is reasonable, would enhance the property and would have no harmful effect on the surrounding neighborhood.

Z-1584  
415-425 LA GRANGE S  
(W. R.)

415-425 LA GRANGE S  
(W. R.)



Re: Petition No. Z-1586  
Edward G. Flaherty  
10 Washington Street, Charlestown

Petitioner seeks a Forbidden Use Permit and a variance for a change of occupancy from two families and lodgers to four families in a Local Business (L-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	Any dwelling converted for more families and not meeting $\frac{1}{2}$ the open space requirement is Forbidden in an L-1 district.		
Sect. 17-1	Usable open space is insufficient	400 sf/du	80 sf/du

The property, located on Washington Street between Rutherford Avenue and Harvard Street, contains a four story brick row structure. The proposal would eliminate an undesirable transient occupancy and would be consistent with the general residential character of the immediate neighborhood. The open space violation is mitigated by the proximity of Harvard Mall, a Public Park. Recommend approval.

VOTED: That in connection with Petition No. Z-1586, brought by Edward G. Flaherty, 10 Washington Street, Charlestown, for a Forbidden Use Permit and a variance of insufficient open space for a change of occupancy from two families and lodgers to four families in a Local Business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposal would eliminate an undesirable transient occupancy and would be consistent with the general residential character of the immediate neighborhood. The open space violation is mitigated by the proximity of Harvard Mall, a Public Park.





Z-1586  
10 WASHINGTON ST.  
(CHAS.)

AVENUE

2655

654

CITY  
8739  
SQUARE  
2653

FITZGERALD

JOHN

3800  
23,400

2709

2875

STIA

MTN

1175

508

1456

3360

7143

26

MAIN (ELEVATED) ST

HENLEY

2607

3500

2007

327

120

1700

1650

1171

1080

1112

1912

4243

2575

4479

405

1000

2610

9325

1450

1552

1590

1450

1595

4325

1518

1249

1288

1264

1356

3356

7942

275

2112

1000

950

880

1143

1095

JOHN

HARVARD SQ

2577

5558

2000

976

4200

2300

566

1350

1750

650

1376

1085

1170

1245

1327

1418

1535

1289

1179

2578

1418

1376

650

1750

1350

2300

1085

1170

1245

1327

1418

1535

1613

1613

935

3013

1160

1991

3536

2579

16,306

HARVARD EL. SCHOOL

2579

2784

1546

1226

3705

5858

2096

1403

1863

1500

1500

422

418

418

1124

1093

2580

1880

2710

1093

738

824

5653

5640

RUTHERFORD

1095

1164

2600

1065

1249

1020

1093

738

824

5653

5640

5640

1093

738

824





Re: Petition No. Z-1587  
Shep Realty Trust  
360-362 Dudley Street, Roxbury

Petitioner seeks a Conditional Use Permit to erect a one story two-car washstand in a General Business (B-1) district. The proposal would violate the code as follows:

Sect. 8-7 A car wash is a Conditional Use in a B-1 district.

The property, located on Dudley Street near the intersection of Hampden Street in the Model Cities area, contains 10,400 square feet of vacant land. The proposed car wash would be an undesirable use in this area and would contribute considerably to the already congested traffic conditions along Dudley Street. Recommend denial.

VOTED: That in connection with Petition No. Z-1587, brought by Shep Realty Trust, 360-362 Dudley Street, Roxbury, for a Conditional Use Permit to erect a one story two car washstand in a General Business (B-1) district, the Boston Redevelopment Authority recommends denial. The proposal would be an undesirable use in this area and would contribute considerably to the already congested traffic conditions along Dudley Street.





Z-1587  
360-362 DUDLEY ST.  
(ROX)

HAMPDEN STREET

DUDLEY STREET

AVENUE

AVENUE

STREET

14 B.P.L.  
MT PLEASANT  
BRANCH  
11,192

4227  
10,707  
FOREST PL.

4279  
9997

DUDLEY-BLUE HILL  
FIRE STATION

POLICE STA  
NO. 9  
6797

ST. PATRICKS  
R.C. CHURCH

AQUINAS  
CONVENT

PATRICKS  
CONVENT